148.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,300 / 773,300
					USE VALUE:	773,300 / 773,300
					ASSESSED:	773,300 / 773,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		FESSENDEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER RICHARD B--ETAL
Owner 2:	GALLAGHER CYNTHIA H
Owner 3:	
Street 1:	29 FESSENDEN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Wood Shingle Exterior and 1777 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4475.000	385,300		388,000	773,300
Total Card	0.103	385,300		388,000	773,300
Total Parcel	0.103	385,300		388,000	773,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.17 | /Parcel: 435.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97184

GIS Ref

GIS Ref

Insp Date 07/16/18

!11548!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	385,300	0	4,475.	388,000	773,300		Year end	12/23/2021
2021	101	FV	374,100	0	4,475.	388,000	762,100		Year End Roll	12/10/2020
2020	101	FV	374,100	0	4,475.	388,000	762,100	762,100	Year End Roll	12/18/2019
2019	101	FV	284,700	0	4,475.	388,000	672,700	672,700	Year End Roll	1/3/2019
2018	101	FV	284,700	0	4,475.	260,500	545,200	545,200	Year End Roll	12/20/2017
2017	101	FV	284,700	0	4,475.	249,400	534,100	534,100	Year End Roll	1/3/2017
2016	101	FV	284,700	0	4,475.	227,200	511,900	511,900	Year End	1/4/2016
2015	101	FV	278,000	0	4,475.	182,900	460,900	460,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11548

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON FAITH A	22074-240		5/29/1992		175,000	No	No	Y	

PRINT

Date	Time
12/30/21	12:42:12

LAST REV

Date	Time
08/15/18	09:22:22
mmcmakin	

USER DEFINED

Prior Id # 1:	97184
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2010	48	Redo Bat	9,000					BATH RENO
2/3/1995	61		2,500					REMODEL KITCHEN
3/31/1994	82	Manual	2,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	MEAS&NOTICE	CC	Chris C
5/18/2009	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4475		Sq. Ft.	Site		0	70.	1.24	11									387,976						388,000	

Total AC/HA:	0.10273	Total SF/SM:	4475	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,976	Spl Credit		Total:	388,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24088347
Const Adj.:	0.99989998
Adj $ / SQ:	161.299
Other Features:	86374
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473397
Depreciation:	88052
Depreciated Total:	385345

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

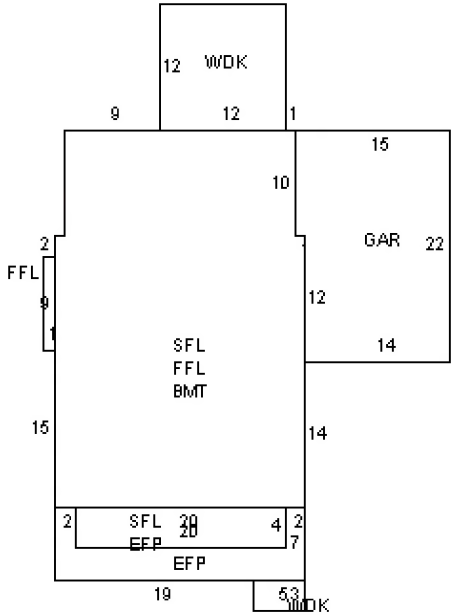
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.43
Special Features:	0	Val/Su Net:	117.97
Final Total:	385300	Val/Su SzAd	216.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	924	161.300	149,040
FFL	First Floor	853	161.300	137,588
BMT	Basement	844	48.390	40,841
GAR	Garage	318	22.860	7,269
EFP	Enclos Porch	168	43.430	7,296
WDK	Deck	159	12.290	1,954

Net Sketched Area:	3,266	Total:	343,988

Size Ad	1777	Gross Area	3266	FinArea	1777

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc